



25 Michaels Drive  
Corby, NN17 5FW



**Simpson West**



Located within the highly popular Priors Hall Park area is this immaculately presented TWO bedroom semi detached residence that is being offered to the market for sale with NO ONWARD CHAIN. The property occupies a pleasant position within a quiet road and is located within walking distance to the local schools, shops and other amenities. Features include an entrance hall with large storage cupboard and cloakroom w/c, a modern fitted kitchen and the large living dining room with doors leading the rear garden. To the first floor there are TWO DOUBLE BEDROOMS with the master boasting fitted wardrobes, in addition there is the main family bathroom boasting a three piece suite to include shower over the bath. Outside is a large enclosed garden that is mainly laid to lawn with a patio area. To the side of the property is a tandem driveway that can accomodate between two and three vehicles. Early viewings to this property are highly encouraged. Energy rating B. Urban and Civic Development charge applicable of approx £286 per annum. Council Tax Band B.

£214,950



2



1



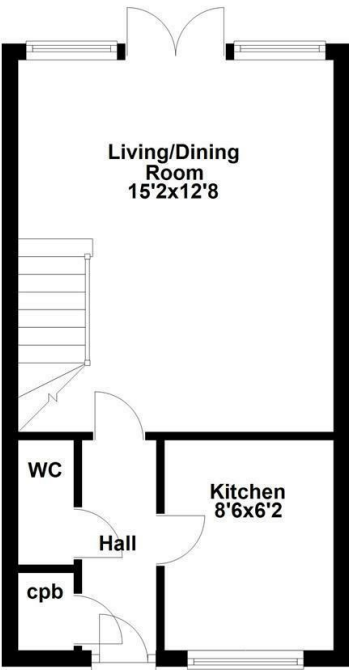
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Simpson West

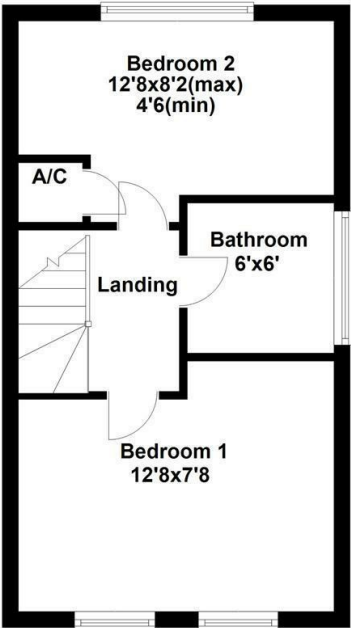
Ground Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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